

**BOARD OF ADJUSTMENT
A G E N D A**

Study Session/Luncheon **Wednesday, July 25, 2018**
12 Noon, Mayor and Council
Conference Room City Hall,
255 West Alameda Street

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the Board's Rules and Regulations. Updates from City Attorney's Office.

Regular Meeting **Wednesday, July 25, 2018**
12 Noon, Mayor and Council
Conference Room City Hall,
255 West Alameda Street

Roll Call as Follows:

- () Steven Shell, Chairperson
- () Carolyn Eldridge
- () Jesse Lugo
- () Alán Huerta
- () Mark Jones
- () Frank Mascia
- () Eddie Rios

AT OR AFTER 1:30 P.M.

NEW CASES

**C10-18-08 RODRIGUEZ RESIDENCE CARPORT ADDITION / JIMENEZ BASILIO
RODRIGUEZ, BERNAL MARTIN RODRIGUEZ, RODRIGUEZ ESTHER
JIMENEZ / 444 WEST ALTURAS STREET, C-2**

The applicants' property is an approximately 5,871 square foot lot zoned C-2 "Commercial" and is developed with a single-family residence. An attached carport was constructed without prior zoning approval or permits. The applicants are seeking the necessary zoning approval to allow the carport to remain as constructed. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.21 and Table 4.8-4 which provides the criteria for residential development in the C-2 zone and Section 6.4.5 and Table 6.3-4.A which provide the dimensional standards applicable to all principal and accessory structures. The applicants are requesting a variance to allow the attached carport, to remain as constructed with a reduced side perimeter yard setback as measured from the east lot line, all as shown on the submitted plans.

**C10-18-09 LENTINI RESIDENCE GARAGE ADDITION / LINDA LENTINI / 2509
SOUTH SAHUARA AVENUE, R-1**

The applicant's property is an approximately 8,400 square foot lot zoned R-1 "Residential" and is developed with a single-family residence. An attached garage was constructed without prior zoning approval or permits. The applicant is seeking the necessary zoning approval to allow the garage to remain as constructed. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone and Section 6.4.5 and Table 6.3-2.A which provide the dimensional standards applicable to all principal and accessory structures. The applicant is requesting variances to allow the garage addition, to remain as constructed with a reduced front street perimeter yard setback and driveway length, all as shown on the submitted plans.

**C10-18-10 BADILLO AND WILSON RESIDENCE DETACHED CARPORT / MELANIE
BADILLO AND MARK WILSON / 1810 NORTH CLOVERLAND AVENUE,
R-1**

The applicants' property is an approximately 12,103 square foot lot zoned R-1 "Residential" and is developed with a single-family residence and accessory structures. A detached carport was constructed without prior zoning approval or permits. The applicants are seeking the necessary zoning approval to allow the carport to remain as constructed. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone and Section 6.4.5 and Table 6.3-2.A which provide the dimensional standards applicable to all principal and accessory structures and Section 6.6.3 which provides standards specific to accessory buildings in a residential zone. The applicants are requesting a variance to allow the carport to remain, as constructed in the area between the wall of the residence facing the street and the front street lot line with a reduced front street setback and driveway length, all as shown on the submitted plans.

CLOSE PUBLIC HEARING

OTHER BUSINESS:

- A. Findings Training
- B. Chairman, Opportunity to Speak on Scheduled Agenda Items
- C. Vice Chairman, Same Opportunity
- D. Members, Same Opportunity
- E. Staff, Same Opportunity
- F. Adjournment